

R723382

506-60-0731

GENERAL WARRANTY DEED

(for buildings, improvements, fixtures, and other depreciable assets, but not for land)

THE STATE OF TEXAS

§

12/27/95 300032915 R 723382

\$23.00

COUNTY OF HARRIS

§

KNOW ALL MEN BY THESE PRESENTS:

HADEN ROAD CORPORATION, ("Grantor"), a Texas corporation, for Ten Dollars (\$10.00) and other good and valuable consideration paid by **ALUMINUM CHEMICALS, INC.**, ("Grantee"), a Texas corporation, the receipt and sufficiency of which are hereby acknowledged and for the payment of which no lien, express or implied is retained, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY, unto Grantee none of the land (the "Land"), but all of the buildings, improvements, fixtures, and other depreciable assets located on or otherwise related to the real property (expressly excluding the Land, hereinafter called the "Property") described on Exhibit "A" attached hereto and made a part hereof.

TO HAVE AND TO HOLD the Property together with the rights and appurtenances thereto belonging, unto Grantee and Grantee's successors and assigns, forever; and Grantor does hereby bind Grantor and Grantor's successors and assigns to WARRANT AND FOREVER DEFEND the Property unto Grantee and Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by , through or under Grantor, but not otherwise.

PERMITTED EXCEPTIONS TO TITLE. However, this conveyance is made subject to the liens securing standby fees, taxes and assessments applicable to the Property by any taxing authority for the year 1995 and subsequent years, and subsequent taxes and assessments applicable to the Property by any taxing authority for prior years due to change in land usage or ownership (collectively, "Ad Valorem Taxes"), as well as to all matters set forth on Exhibit "B" attached hereto and made a part hereof to the extent that they are in effect and apply to the Property (collectively, "Permitted Exceptions"). Grantee by acceptance of delivery of this deed acknowledges and agrees

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506-60-0732

to accept title to the Property subject to the Permitted Exceptions and agrees to pay the Ad Valorem Taxes on the Property.

Grantee's Address: 1100 Louisiana Street, Suite 3160
Houston, Texas 77002-5217

EXECUTED and delivered effective as of February 13, 1995.

HADEN ROAD CORPORATION,
a Texas corporation

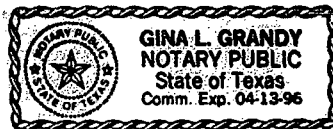
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By: William F. Sisson
William F. Sisson, Vice President

THE STATE OF TEXAS §
§
COUNTY OF HARRIS §

This instrument was acknowledged before me on December 27, 1995, by William F. Sisson, Vice President of HADEN ROAD CORPORATION, a Texas corporation, on behalf of said corporation.

[SEAL]



Gina L. Grandy
Notary Public, State of Texas

NB: Exhibit A - Legal description of 109.8185 acre tract at 1632 Haden Road, Harris County, Texas

EXHIBIT A

November 30, 1994

506-60-0733

DESCRIPTION
109.8185 ACRE TRACT LOCATED IN
RICHARD AND ROBERT VINCE SURVEY,
ABSTRACT NO. 76, HARRIS COUNTY, TEXAS
MAP NO. FCI 94252

All of that certain 109.8185 acre tract of land located in the Richard and Robert Vince Survey, Abstract No. 76, Harris County, Texas,

2, said 109.8185 acres of land being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a 5/8 inch iron rod set in the southerly right-of-way line of Harris County Houston Ship Channel Navigation District Railroad (H.C.H.S.C.N.D.R.R.), based on a width of 100.00 feet, for the northwest corner of a 19.69103 acre tract conveyed by Stauffer Chemical Company to Merichem Company per instrument filed for record in the Official Public Records of Real Property under Clerk's File No. G-905318, and the northeast corner of the herein described tract of land from which a City of Houston Survey Monument No. 5858-0902 bears North 28 deg. 57 min. 35 sec West 736.99 feet, a 5/8 inch iron rod found set in concrete bears South 21 deg. 53 min. 31 sec. East 0.95 feet, said 5/8 inch iron rod for corner is in a curve whose center is located South 28 deg. 55 min. 12.5 sec. West 1870.10 feet;

THENCE in a southerly direction along and with the westerly boundary line of the said Merichem Company 19.69103 acre tract and the Merichem Company 24.82496 acre tract of land filed for record in the Official Public Records of Real Property under Clerk's File No. H-505489, with the following meanders:

1. South 21 deg. 53 min. 32 sec. East 179.27 feet to a 1/2 inch iron rod found for an angle point;
2. South 00 deg. 48 min. 50 sec. West 177.44 feet to a 1/2 inch iron rod found set in concrete for an angle point;
3. South 82 deg. 01 min. 15 sec. East 25.61 feet to a 1/2 inch iron rod found set in concrete for an angle point;
4. South 21 deg. 04 min. 40 sec. West 202.72 feet to a 1/2 inch iron rod found set in concrete for an angle point;
5. South 30 deg. 04 min. 44 sec. West 107.72 feet to a 1/2 inch iron rod found set in concrete for an angle point;
6. South 43 deg. 29 min. 06 sec. West, at 25.27 feet pass a point for the common westerly corner of the said Merichem Company 19.69103 acre tract and 24.82496 acre tract, in all a total distance of 140.27 feet to a 1/2 inch iron rod found set in concrete for an angle point.
7. South 51 deg. 52 min. 24 sec. West 201.04 feet to a 1/2 inch iron rod found set in concrete for an angle point;
8. South 49 deg. 10 min. 03 sec. West 66.52 feet to a 1/2 inch iron rod found set in concrete for an angle point;

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9. South 22 deg. 45 min. 51 sec. West 68.33 feet to a 1/2 inch iron rod found set in concrete for an angle point;
10. South 10 deg. 23 min. 18 sec. West 220.87 feet to a 1/2 inch iron rod found set in concrete for an angle point;
11. THENCE South 09 deg. 28 min. 55 sec. West, at 544.50 feet pass a 1/2 inch iron rod found on line for reference, in all atotal distance of 533.18 feet to a point on the left high bank of Greens Bayou for the common south corner of the said Merichem Chemical 24.82496 acre tract and the herein described tract of land;

THENCE upstream with the meanders of the left bank of Greens Bayou as follows:

1. North 58 deg. 23 min. 10 sec. West 309.58 feet;
2. North 77 deg. 26 min. 14 sec. West 346.71 feet;
3. South 84 deg. 36 min. 16 sec. West 228.28 feet;
4. South 85 deg. 03 min. 42 sec. West 80.54 feet;
5. North 77 deg. 06 min. 24 sec. West 144.51 feet;
6. North 87 deg. 44 min. 20 sec. West 135.94 feet;
7. South 82 deg. 05 min. 03 sec. West 145.72 feet;
8. South 74 deg. 14 min. 00 sec. West 214.33 feet;
9. South 74 deg. 37 min. 24 sec. West 113.31 feet;
10. South 62 deg. 12 min. 00 sec. West 188.57 feet;
11. South 70 deg. 15 min. 06 sec. West 82.29 feet;
12. South 45 deg. 38 min. 30 sec. West 86.02 feet;
13. South 44 deg. 31 min. 02 sec. West 158.65 feet;
14. South 42 deg. 57 min. 16 sec. West 149.61 feet;
15. South 51 deg. 55 min. 00 sec. West 82.47 feet;
16. South 74 deg. 25 min. 16 sec. West 103.71 feet;
17. South 75 deg. 10 min. 17 sec. West 79.54 feet;
18. North 81 deg. 49 min. 10 sec. West 47.42 feet;
19. North 88 deg. 31 min. 51 sec. West 40.13 feet;
20. South 13 deg. 23 min. 55 sec. West 58.70 feet;

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DESCRIPTION...PAGE 3

21. South 55 deg. 39 min. 54 sec. East 88.49 feet;
22. South 51 deg. 46 min. 58 sec. East 80.79 feet;
23. South 31 deg. 38 min. 50 sec. West 80.62 feet;
24. South 46 deg. 45 min. 52 sec. West 135.08 feet;
25. South 49 deg. 36 min. 36 sec. West 152.90 feet;
26. South 60 deg. 23 min. 49 sec. West 157.14 feet;
27. North 85 deg. 24 min. 41 sec. West 106.64 feet;
28. North 75 deg. 25 min. 05 sec. West 29.73 feet;
29. North 31 deg. 09 min. 27 sec. West 132.34 feet;
30. North 08 deg. 15 min. 06 sec. West 90.14 feet;
31. North 03 deg. 03 min. 45 sec. West 102.09 feet;
32. North 08 deg. 15 min. 26 sec. East 237.33 feet;
33. North 17 deg. 04 min. 24 sec. East 75.01 feet;
34. North 20 deg. 49 min. 16 sec. East 73.82 feet;
35. North 18 deg. 44 min. 01 sec. East 78.16 feet;
36. North 22 deg. 14 min. 40 sec. East 82.89 feet;
37. North 17 deg. 18 min. 47 sec. East 88.02 feet;
38. North 32 deg. 28 min. 59 sec. East 81.16 feet;
39. North 39 deg. 09 min. 20 sec. East 77.16 feet;
40. North 40 deg. 00 min. 38 sec. East 67.01 feet;
41. North 42 deg. 45 min. 33 sec. East 48.15 feet;
42. North 49 deg. 09 min. 08 sec. East 146.13 feet;
43. North 48 deg. 48 min. 47 sec. East 183.23 feet;
44. North 52 deg. 21 min. 27 sec. East 218.52 feet;
45. North 25 deg. 39 min. 40 sec. East 59.30 feet;
46. North 28 deg. 20 min. 28 sec. East 71.02 feet;
47. North 32 deg. 13 min. 10 sec. East 149.52 feet;

48. North 28 deg. 59 min. 59 sec. East 96.45 feet;

49. North 31 deg. 17 min. 33 sec. East 45.54 feet;

50. North 23 deg. 11 min. 07 sec. East 78.01 feet;

51. North 20 deg. 09 min. 56 sec. East 107.75 feet;

52. North 22 deg. 31 min. 56 sec. East 65.97 feet;

53. North 11 deg. 22 min. 12 sec. East 187.06 feet;

54. North 06 deg. 59 min. 50 sec. West 192.49 feet to a 5/8 inch rod set in the said south right-of-way line of H.C.H.S.C.N.D.R.R. for the northwest corner of the herein described tract of land;

THENCE North 75 deg. 05 min. 39 sec. East, along and with the said south right-of-way line of the H.C.H.S.C.N.D.R.R., a total distance of 1066.63 feet to a 5/8 inch iron rod set for the Point of a Curve of a curve to the right;

THENCE in an easterly direction, along and with the said south right-of-way line of the said H.C.H.S.C.N.D.R.R. following said curve to the right having a Central Angle of 43 deg. 49 min. 33 sec., a Radius of 1870.10 feet, an Arc Length of 1430.45 feet and a Long Chord which bears South 82 deg. 59 min. 34 sec. East 1395.83 feet to the PLACE OF BEGINNING and containing 109.8185 acres of land which also includes that part of Haden Road, a dedicated public road 80.00 feet wide, lying south of the said H.C.H.S.C.N.D.R.R., said Haden Road right-of-way contains 0.3730 acres.


Harold B. Fisher
Registered Professional Land Surveyor No. 558

506-60-0737

EXHIBIT "B"
PERMITTED EXCEPTIONS

1. Pipeline right-of-way easements of undefined width in favor of Houston Pipeline Company as set forth in instruments recorded in Volume 1023, Page 206 and Volume 1286, Page 601 of the Deed Records of Harris County, Texas.
2. A pipeline right-of-way and easement of undefined width in favor of Explorer Pipeline Company by instrument recorded under Clerk's File No. D-268246 of the Real Property Records of Harris County, Texas.
3. A non-exclusive and right of way easement 25 feet wide as reflected by instrument recorded under Clerk's File No. G-905319 and refiled under Clerk's File No. G-929197 of the Real Property Records of Harris County, Texas.
4. A pipeline right-of-way and easement of undefined over and across the subject tract in favor of Dixie Gulf Gas Co., by instrument recorded in Volume 785, Page 368 of the Deed Record of Harris County, Texas and assigned to United Gas Public Service Co. by instrument recorded in Volume 884, Page 239 of the Deed Records of Harris County, Texas and Oil Tanking of Texas Pipeline Company by instrument recorded under Clerk's file No. G-138122 of the Real Property Records of Harris County, Texas.
5. Ten (10') foot utility easement in favor of Houston Industrial Gas Co. (Ensearch Gas Trans. Co.) by instrument recorded in Volume 5685, Page 547 of the Deed Records of Harris County, Texas.
6. All the oil, gas and other minerals, the royalties, bonuses, rentals and all other rights in connection with same all of which are expressly excepted herefrom, as same are set forth in instrument recorded in Volume 721, Page 268 of the Deed Records of Harris County, Texas. (As to the 27 acres described therein) Surface rights are waived therein.
7. Subject to the terms, conditions and stipulations of: (i) that certain unrecorded Lease Agreement by and between Stauffer Management Company, a Delaware corporation and Houston Regional Monitoring Corporation, a Texas Corporation dated 12/15/94; and (ii) that certain unrecorded Lease by and between Stauffer Chemical Company, a Delaware corporation and Pennwalt Corporation, a Pennsylvania corporation dated 3/1/79.
8. Subject to rights of the general public and/or governmental authorities to use that portion of Hayden Road of which was granted in Volume 828, Page 340 of the Deed Records of Harris County, Texas. A portion of Harden Road was abandoned by instrument recorded in Volume 2544, Page 535 of the Deed Records of Harris County, Texas and as to general public and/or government authorities as to Slag Road as shown on survey dated November 30, 1994, prepared by Harold B. Fisher, R.P.L.S. #558.
9. Subject to the use set forth in that certain Special Warranty Deed dated February 7, 1995, executed and delivered by Atkemix Thirty-seven, Inc., a Delaware corporation, in favor of Coastal Products and Chemicals, Inc., a Texas corporation and recorded under Clerk's File No. R267727 in the Official Real Property Records of Harris County, Texas.

506-60-0738

AFTER RECORDING,
RETURN TO:
FREN FRET

COASTAL PRODUCTS & CHEMICALS
1100 LOUISIANA - SUITE 316G
HOUSTON, TEXAS 77002-5217

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL
PROPERTY BECAUSE OF COLOR OR RACE IS VOID AND UNENFORCEABLE UNDER FEDERAL LAW
THE STATE OF TEXAS
COUNTY OF HARRIS
I hereby certify that this instrument was FILED in File Number
Sequence on the date and at the time stamped hereon by me; and was
duly RECORDED in the Official Public Records of Real Property of
Harris County, Texas on

DEC 27 1995



Beverly A. Layman
COUNTY CLERK
HARRIS COUNTY TEXAS

FILED
55 DEC 27 PM 4:24
Beverly A. Layman
COUNTY CLERK
HARRIS COUNTY, TEXAS